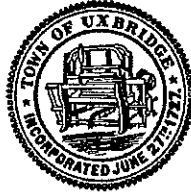


James Smith, Chair
 Barry Desruisseaux, Vice Chair
 Peter Pavao, Clerk
 Joseph Leonardo, Member
 Justin Piccirillo, Member



Uxbridge Town Hall
 21 South Main Street, Room 205
 Uxbridge, MA 01569
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T/C

**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, September 14, 2016**

Received by
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 Town Clerk

Minutes of the Uxbridge Planning Board regularly scheduled meeting on **Wednesday, September 14, 2016**, at **7:00 P.M.** in the **Board of Selectmen Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair James Smith Vice Chair Barry Desruisseaux, Clerk Barry Peter Pavao, Member Joe Leonardo, Member Justin Piccirillo

I. CALL TO ORDER

It being approximately 7:00 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by the Chair, who led the Pledge of Allegiance.

II. PUBLIC HEARING(S):

Continued from August 24, 2016

1. **FY16-22 Definitive Subdivision Modification Application** - The Owners of record, **Alfred & Jacqueline Ricca**, are seeking approval of a proposed definitive subdivision modification entitled **King Street Estates** revising the subdivision from five (5) lots on a public roadway to four (4) lots on a private roadway, total acreage of tract being approximately 12.96 acres. Property is located on **128 King Street/15, 16, 25, & 26 Ricca Way** Uxbridge, MA. The property is shown on the Town of Uxbridge Assessor's Map 53, Parcels 679, 1494, 1548, 1455, & 1461. The title to said land is recorded in the Worcester District Registry of Deed Book 25464, Page 136. Property is located in an agricultural zone

MOTION I: to continue the public hearing per the applicant's written request made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

Continued from August 24, 2016

2. **FY17-01 Special Permit Applicant** - The Owner of record, **March Property Management, LLC/David Palumbo**, and the Applicant, **ZPT Energy Solutions, LLC/Brendan Gove**, and their representative, **Meridian Associates, Inc./Adam Christie** are seeking to construct a 3.0 Megawatt large-scale, ground-mounted solar photovoltaic installation solar farm. Property is located at **183 & 197 Providence St., Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 51, Parcel 2052 & 1244. The title to said land is recorded in the Worcester District Registry of Deeds Book 36640, Page 268 & 272; Property is located in an agricultural zone.
 - a. 08/25/06 Revised Plans
 - b. 08/26/16 Reply to Graves Review 08/09/16
 - c. 09/07/16 Graves Review & 09/07/16 email acknowledging response to comment #12
 - d. 09/07/16 Revised Plans
 - e. 09/07/16 Reply to Graves Review

Representing the applicant, Scott Lingren spoke to the Board regarding the project. the Board reviewed the revised plans, Graves reviews, and the responses to Graves review by Meridian Associates. Mr. Desruisseaux discussed screening and abutters' view from their property lines.

MOTION I: to close the public hearing made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.



PLANNING BOARD MEETING MINUTES
September 14, 2016 continued

Mr. Smith recused himself.

3. **FY17-09 Special Permit/Retreat Lot** – The applicant of record, **Mark W. & Debra A. Dunleavy**, are seeking approval for a **Special Permit** to construct a single-family dwelling pursuant to Uxbridge Zoning Bylaws Section 400-32 – Retreat Lots. Property is located on **138 High Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B, Parcel 3817. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106, Page 385. Property is located in a Residential-C zoning district.

Paul Hutnak of Andrews Engineering, representing the applicant, described the details of the SP application showing that it met the qualifications of the Retreat Lot bylaw.

Abutters asked questions of where there properties were located in relation to the property and proposed retreat lot, location of the driveway, and buffering in the setback area. One abutter stated they were in favor of the retreat lot over a previous proposed 43B project.

MOTION I: to close the public hearing request made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

MOTION I: to accept the retreat lot 138 High Street, plans as shown, without a formal site plan for the house location, made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0.

4. **FY17-10 Definitive Subdivision** – The owners of record, **Mark W. & Debra A. Dunleavy**, and applicant, **TTK Real Estate, LLC**, are seeking approval for a Definitive Subdivision to construct fourteen (14) single family residential building lots in addition to the previously approved eleven (11) lots. Property is located on **Tucker Hill Estates, Phase II, 90 Richardson St, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 24B & 29, Parcel 3871 & A.P.O.1355. The title to said land is recorded in the Worcester District Registry of Deeds Book 46106 & 54245, Page 385 & 268. Property is located in a Residential-C zoning district.

- a. 09/1/16 Graves Engineering Review

Paul Hutnak of Andrews Engineering, representing the applicant, described the details of the project to the Board, including stormwater, conditions, public water, septic systems on the lots, and a review of Phase I of the project (11 lots). The Board asked questions regarding sidewalks & road width.

Abutters asked questions regarding wetlands and drainage.

MOTION I: to continue the public hearing request made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Mr. Smith returned to the meeting.

5. **FY17-03, Cote Lane, Definitive Subdivision** Application - The Owner/Applicant of record, **Stage One Investors, LLC** is seeking approval of a seven (7) lot subdivision on a 490' cul-de-sac on a total acreage tract of 4.69 acres. Property is located on **Cote Lane, Uxbridge MA on the southerly side of Carney Street to the west of Marywood Street**. The property is shown on the Town of Uxbridge Assessor's Map 24A, Parcel 1434. The title to said land is recorded in the Worcester District Registry of Deeds Book 54575, Page 91; Property is located in Residential Zone A.

- a. 08/19/16 Graves Engineering Review

- b. 09/07/16 Graves Review

MOTION I: to continue the public hearing to November 9th, per the applicant's written request made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.



**PLANNING BOARD MEETING MINUTES
September 14, 2016 continued**

IV. BUSINESS

1. **FY16-31 Special Permit Applicant** - The Owner/Applicant of record, **SAJO Realty Nominee Trust**, is seeking to construct a 0.5-MW rated solar electric generation facility located at **424 Mendon St., Uxbridge, MA**. The facility shall be comprised of approximately 1000 solar modules, electrical inverters, and transformers with switchgear. The property is shown on the Town of Uxbridge Assessor's Map 14, Parcel 4215. The title to said land is recorded in the Worcester District Registry of Deeds Book 52534, Page 250; Property is located in a Residential C zone.

- a. Decision draft: The Board reviewed the Decision draft and the site plan; screening, fence detail, plantings, location of gate.

MOTION I: to endorse the decision for the Special Permit Applications for SAJO Realty Nominee Trust made by Mr. Desruisseaux. Motion was seconded by Mr. Pavao. Motion carried 5-0-0

The Board endorsed the Decision.

2. **FY17-06, 68 Henry Street, Special Permit Application** - The Owner/Applicant of record, **Countryside Associations, LLC** is seeking a Site Plan Review/Special Permit to build twelve (12) one to two bedroom townhomes with associated paving, grading, landscape, and utilities pursuant occupying 1.12± acres, or 59.24± percent of the entire site as depicted on the Topographic & Utility Plan pursuant to Article VIII Overlay District Regulations, Section 400-40 Waucantuck Mill Adaptive Reuse Overlay District. Property is located on **68 Henry Street, Uxbridge, MA**. The property is shown on the Town of Uxbridge Assessor's Map 20, Parcel 2517. The title to said land is recorded in the Worcester District Registry of Deeds Book 50688, Page 298; Property is located in an industrial zone.

- a. Decision draft: Brief discussion was had regarding signage, traffic/safety, the dam, and a break-away Stop Signs. Three changes were made to the Decision: DPW was added to the list of depts. that the applicant must adhere to the requirements of, all signage should be breakaway, and approval by DPW (as well as the PB) for any future changes to the Plan.

MOTION I: to endorse the decision for the PS for 68 Henry Street with changes to under Findings #1 include "DPW,", include under #3 "and DPW", and add "all signage shall be installed with breakaway posts" made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0

3. **ANR –FY17-11, Crownshield Ave/Hyde Park, Lots 9A, 9B, & 9C**

Mr. Jeff Stafanik of G&H engineering spoke to the Board regarding the ANR. This was the 3rd submittal by the applicant. Mr. Smith stated it was the 3rd submittal by the applicant, that Town Council had been consulted, that Lot 9 had been released, and that it met the requirements of an ANR.

MOTION I: to endorse the ANR for creating Lots 9A, 9B, & 9C made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0
The Board signed the ANR & Mylars.

4. **ANR –FY17-12, 680 & 690 Hartford Avenue East**

Paul Hutnak of Andrews Engineering discussed the details of the creation of 4 new lots. The Board reviewed each of the lots. Discussion was had regarding the frontage, the cemetery easement, and setbacks.

MOTION I: to endorse the division of land for the ANR plan for 680 & 690 Hartford Ave East made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0
The Board endorsed the ANR and Mylars



PLANNING BOARD MEETING MINUTES
September 14, 2016 continued

V. MINUTES/MAIL/INVOICES

1. 07/25/16 Meeting Minutes –site visit
MOTION I: to accept the Minutes of Wednesday July 25, 2016 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0
2. 07/27/16 Meeting Minutes
MOTION I: to accept the Minutes of Wednesday July 27, 2016 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0
3. 08/08/16 Meeting Minutes –BOS meeting
MOTION I: to accept the Minutes of Wednesday July 25, 2016 made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 4-0-1.
4. 08/10/16 Meeting Minutes -passed over
5. 08/24/16 Meeting Minutes -passed over

VI. ANY OTHER BUSINESS, which may lawfully come before the Board.

1. 164 Providence Street –screening ; Bldg. Inspector was reported to said add'l plantings were done.
2. Mountainview Estates –update; passed over
3. Tucker Hill Estates (Phase I) -08/23/16 Graves Site Visit Report; passed over
4. Two administrative items on the last agenda were pointed out as not being stated specifically enough so the Planning Board will re-vote on the follow:.

- a. 155 Laurel Street, Rick Hathaway –gravel permit application submittal & corresponding docs.

MOTION I: to APPROVE the Gravel Permit application for 155 Laurel Street made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

MOTION II: to GRANT the Gravel Permit for 155 Laurel Street made by Mr. Desruisseaux. Motion was seconded by Mr. Leonardo. Motion carried 5-0-0.

Mr. Smith recused himself

- b. Tucker Hill Estates (Phase I), TTK Real Estate –covenant
MOTION I: to APPROVE & ENDORSE the Covenant made by Mr. Desruisseaux. Motion was seconded by Mr. Piccirillo. Motion carried 4-0-0

Mr. Smith returned to the meeting.

Discussion was had regarding two previously ANR's that were not endorsed.

VII. ADJOURNMENT: NEXT PLANNING BOARD MEETING, WEDNESDAY, *September 28, 2016.*

MOTION I: to adjourn the meeting made by Mr. Leonardo. Motion was seconded by Mr. Piccirillo. Motion carried 5-0-0.

Respectfully submitted,

Lynn Marchand
Land Use Administrative Assistant



PLANNING BOARD MEETING MINUTES
September 14, 2016 continued

Planning Board Signatures

James Smith, Chairman

Joseph Leonardo, Member

Barry Desruisseaux, Vice-Chair

Justin Piccirillo, Member

Absent

Peter Pavao, Clerk

Date